

| ± 97 - 1,541 SF |

OFFICE & LAB FOR LEASE



EDMONTON RESEARCH PARK - BLDG 1

9403-19 20 Avenue NW, Edmonton, AB

- **Main and second floor office & lab spaces from ± 97 - 1,541 SF in the Edmonton Research Park**
- Various configurations available from single offices to entire office wings with kitchenette buildout and separate entrances
- Flexible zoning ideal for a range of research, development, and testing groups from various industries with complimentary existing tenant mix
- Good access off major arterial roadways including 91 Street, 23 Avenue, and Anthony Henday Drive

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CAM PICKETTS

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PROPERTY FEATURES

Vacancies	Main Floor	Second Floor
	Unit 01-130: ~108 SF	Unit 02-114: ~112 SF
		Unit 02-208: ~112 SF
		Unit 02-209: ~1,541 SF
Available	Immediately	
Address	9403-19 20 Avenue NW, Edmonton, AB	
Legal	Plan 8120859, Block 2, Lot 1	



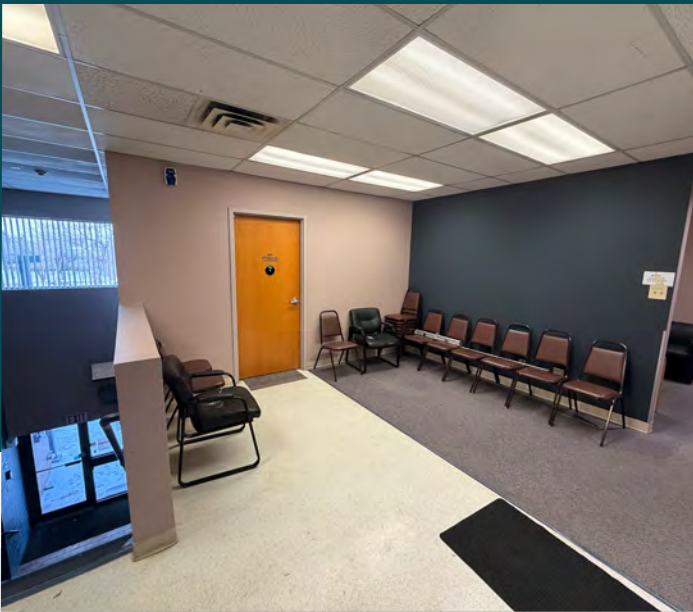
BUILT-OUT
LAB SPACE



SINGLE SMALL-
FORMAT OFFICES



MAIN &
SECOND FLOOR



Access	20 Avenue & 94 Street
Zoning	BE - Business Employment
Gross Rent (including utilities):	Included under each unit
Internet	Fibre (Telus & Shaw)
Parking	Surface scramble
Signage	Fascia



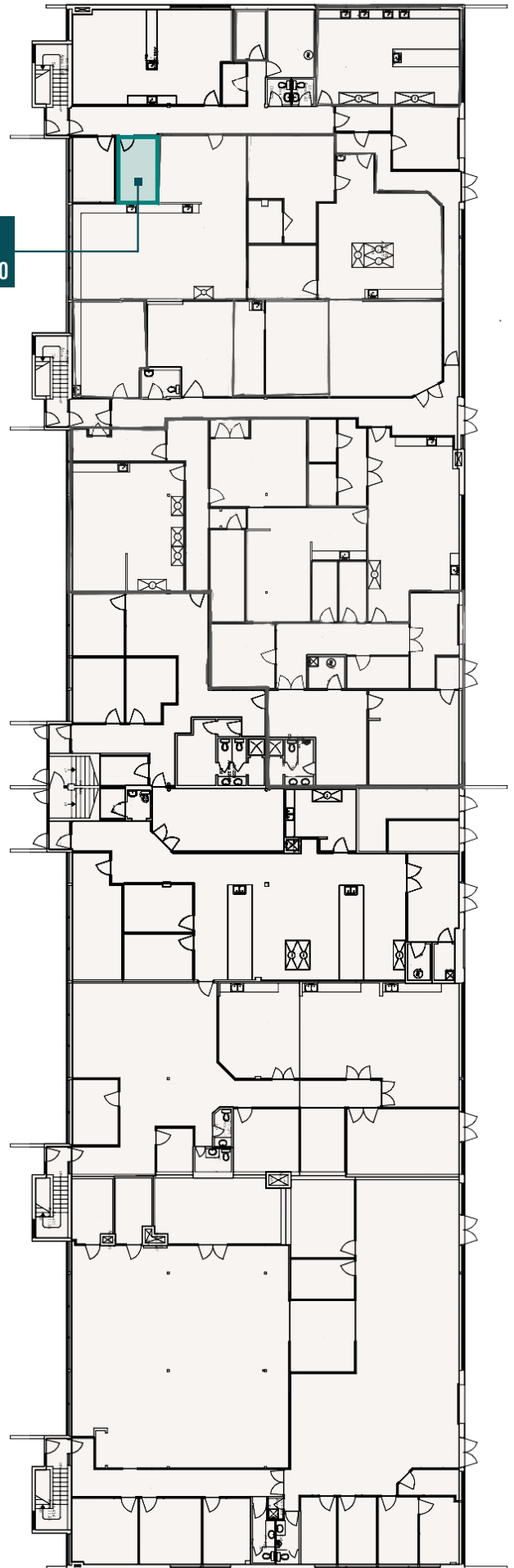
MAIN FLOOR

UNIT 01-130

~108 SF Size

\$400 Monthly Gross Rent (+GST)

~108 SF
UNIT 01 - 130



SECOND FLOOR

UNIT 02-114

~112 SF Size

\$400 Monthly Gross Rent (+GST)

UNIT 02-208

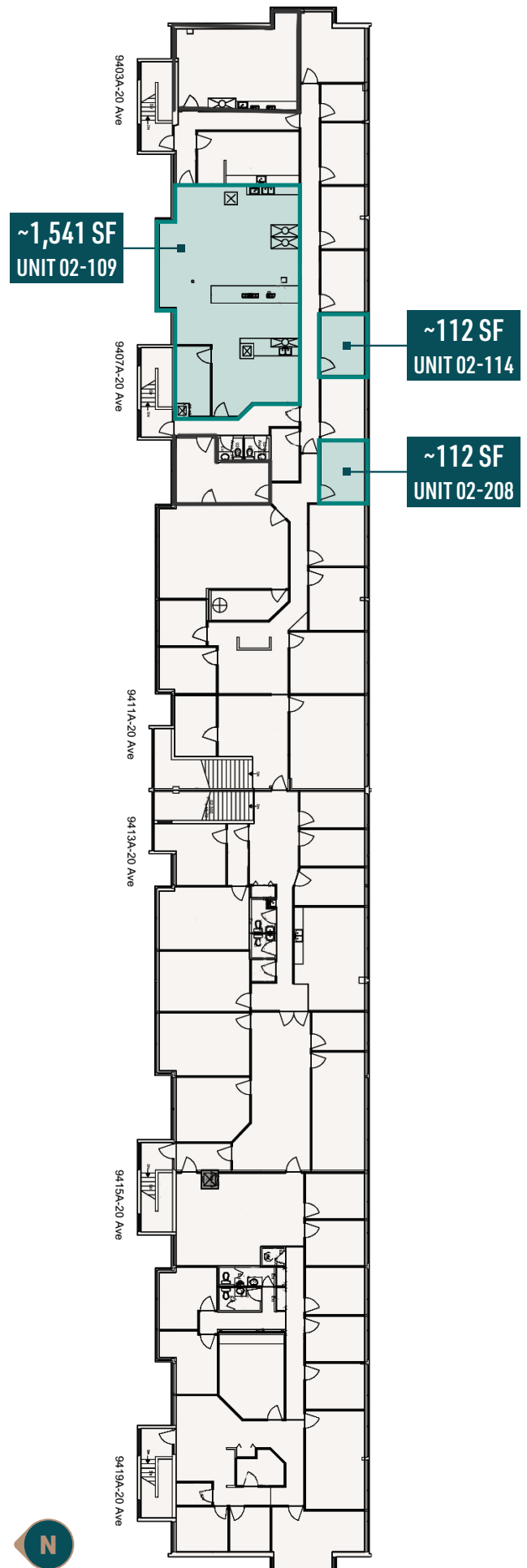
~112 SF Size

\$400 Monthly Gross Rent (+GST)

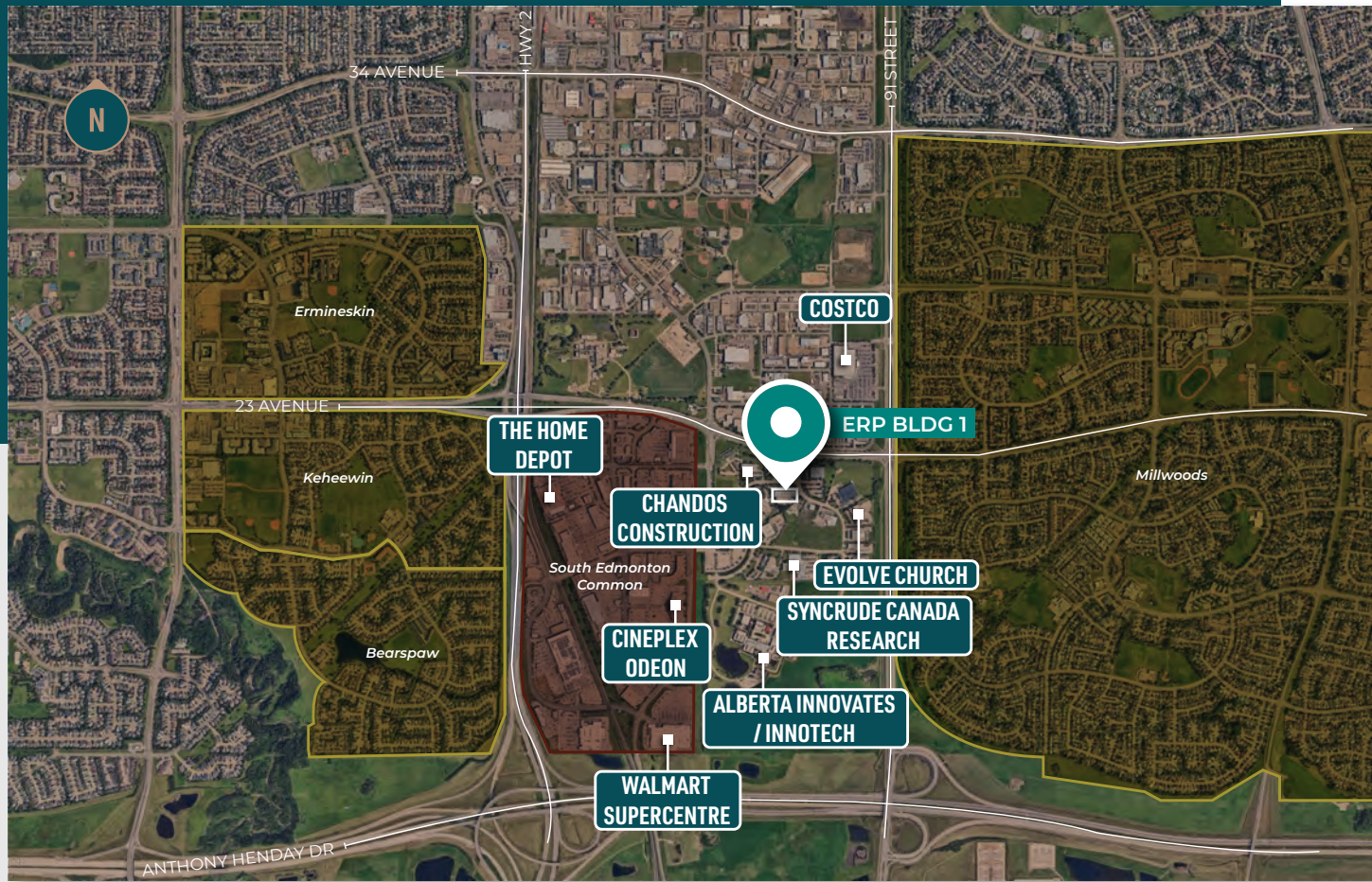
UNIT 02-209

~1,541 SF Size

\$4,200 Monthly Gross Rent (+GST)



LOCATION OVERVIEW



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